



**MACLEOD**  
LAW GROUP LLC

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December 17, 2021

County Commissioners for Kent County  
Comprehensive Rezoning Update (CRU) Task Force  
c/o William A. Mackey, AICP  
Director of Planning, Housing and Zoning  
400 High Street  
Chestertown, Maryland 21620

James M. Wright, Jr., PE  
Kent County Engineer  
709 Morgnac Road, Suite 101  
Chestertown, Maryland 21620

Re: Update on Aggregated Mixed Use Zoning Request - Millington Crossing Growth Area

Dear Messrs. Mackey and Wright:

I am writing on behalf of Russell H. Richardson, principal of Richardson Fresh Ponds, LLC, and neighboring property owners regarding an update on Millington Crossing in the context of our aggregated request for mixed-use zoning to facilitate master planning of the growth area, including infrastructure phasing and development integration.

- 1. Land assembly and cooperation among property owners.** We are pleased to inform the County that with recent additions there are now nearly 570 acres of ownership who have requested mixed-use zoning. Adding in the adjacent Maloney property of 142 acres, where the owners are happy with their present residential zoning, bringing to 712 acres the area being master planned for integrated development in accordance with the County's vision per the Comprehensive Plan. This area encompasses about one mile of frontage on each side of U.S. 301 north of Route 291; an attractive configuration. In addition, we are in ongoing conversation with the neighboring Freeman Evans, who owns 125 acres north of Millington Road and has annexed into the Town of Millington, regarding cooperation and coordination with infrastructure planning and phased implementation. This totals 837 acres of land whose owners are working in cooperation and defines the County's potential growth area, consistent with the Comprehensive Plan.

Please review the attached **Map D-1 Properties in Growth Area Requesting Mixed-Use Rezoning & Other Properties Requiring Utilities & Services** for reference.

2. **Phase One development will act as a catalyst for this key growth area identified by the County.** We cannot overemphasize the critical importance that an initial phase of development will have to realizing the County's vision for mixed-use development in this growth corridor. We commend Kent County for moving forward with the rezoning and hope further studies on water service and waste-water treatment begins soon. We have developed several alternative development plans that might be useful in projecting development potential and sewer and water needs for this growth area. We will update you as soon as the extent of mixed-use zoning is confirmed. We can provide our work to date, if you wish. We are also willing to project anticipated development for each parcel or area, i.e., square footage for commercial and industrial uses, number of rooms for hotels, and number of units for housing that is affordable housing, apartment, townhouse and single-family.
3. **Time is of the essence to capture Phase One development.** There is presently a significant development proposal involving 35-40 acres of Richardson land on the west side of Route 301 that would constitute the first phase of development at Millington Crossing. The proposed development would advance the goals of the recently updated County Comprehensive Plan to focus economic development around the Route 301/291 interchange. The prospect is exploring the possibilities for on-site waste-water treatment and on-site water, or the need for public water and waste-water treatment. There is also a national residential developer who has made an offer to purchase land in the Town of Millington for a sizeable residential development. They too are exploring options for water and sewer services. Since this would be a multi-year project, they may be able to start development before a waste-water treatment facility is built; but would require one for a full-build out.
4. **As to the annexation into the Town of Millington:**
  - a. There are 286 acres of the Growth Area that the Town of Millington has excluded from annexations in their Comprehensive Plan. See **Maps AX-2 and D-2.**
  - b. After annexing the Freeman Evans Property (125 acres) earlier this year, the Town of Millington has said they will not consider any further annexations until 2024.
  - c. Of the 569.8 acres applying for Mixed-Use Zoning, none of the owners want to annex into the Town of Millington. See **Map D-1.**
  - d. The developer prospect for 35-40 acres of Richardson land on the west side of Route 301 does not want to be annexed into Millington.
5. **Attachments – Growth Area Maps.** The attached maps depict the potential contiguous area that becomes the rare opportunity for this Master Planned Integrated Development, and the area requiring utilities and services, and existing proposed zoning.



On behalf of all the collective property owners at Millington Crossing, we are excited to be working in cooperation with the County on the rezoning and coordinated master planning for integrated development and infrastructure servicing around the Route 301/291 interchange.

Please contact Mr. Richardson or me with any questions.

Sincerely,



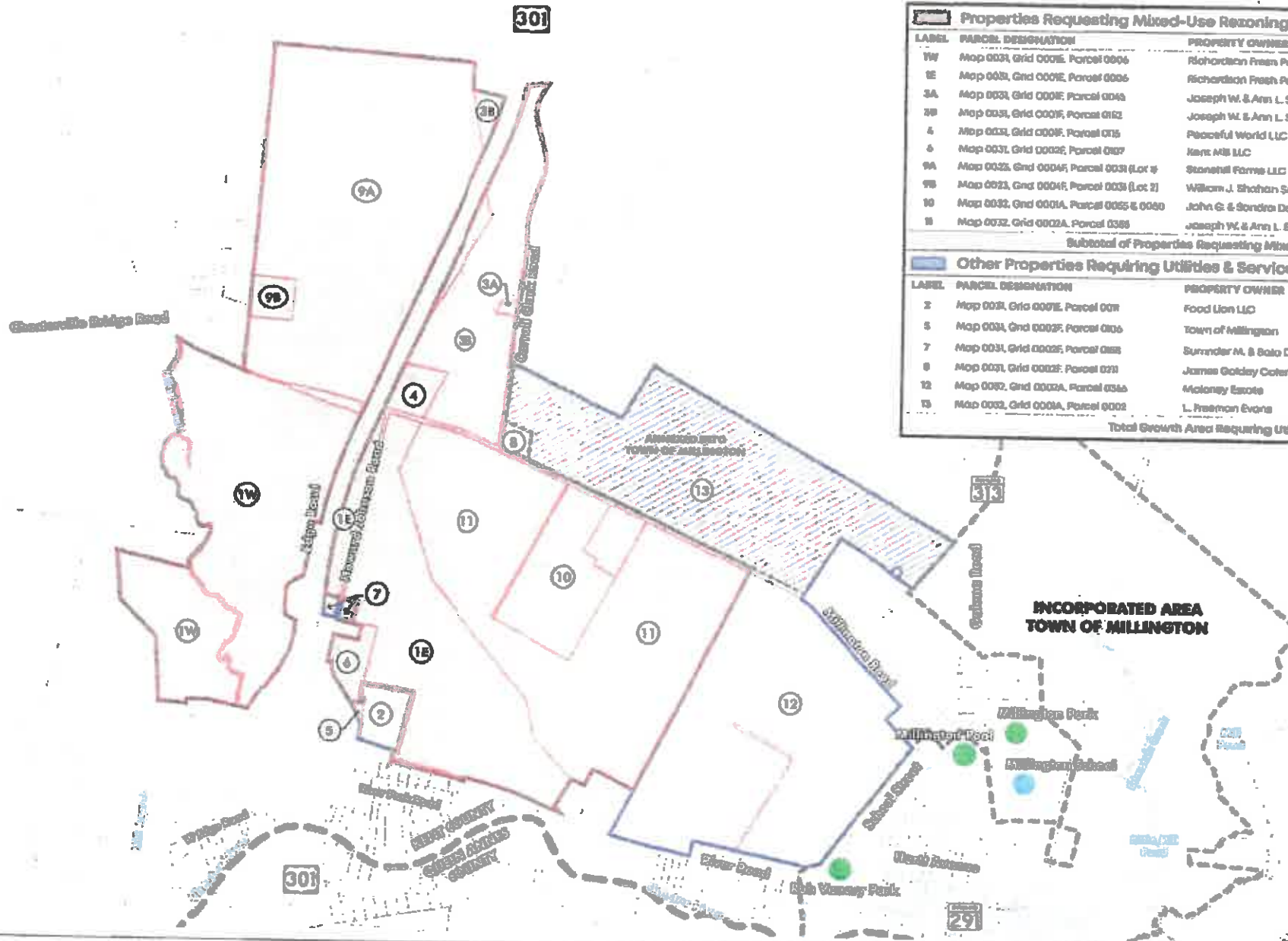
Charles D. MacLeod

cc: Richardson Fresh Ponds, LLC  
Russell H. Richardson  
Renee H. Richardson  
Ryan H. Richardson  
Jim Constantine, LRK

**Attachments: Growth Area Maps**

- D-1** Properties requesting mixed-use rezoning and other properties
- D-2** Properties in Growth Area excluded from annexation in the Town of Millington's comprehensive plan
- AX-1** Properties in Growth Area requesting mixed-use zoning where the property owners do not want to annex into the Town of Millington
- AX-2** Properties in Growth Area excluded from annexation in the Town of Millington's Comprehensive Plan
- E-1** Existing Kent County zoning (e.g., fragmentation)
- E-2** Proposed Mixed-Use Zoning District





Properties Requesting Mixed-Use Rezoning			
LABEL	PARCEL DESIGNATION	PROPERTY OWNER	ACREAGE
1W	Map 0031, Grid 000E, Parcel 0006	Richardson Fresh Ponds LLC	14.5 ac
1E	Map 0031, Grid 000E, Parcel 0006	Richardson Fresh Ponds LLC	43.0 ac
3A	Map 0031, Grid 000E, Parcel 0046	Joseph W. & Ann L. Smith	0.6 ac
3B	Map 0031, Grid 000E, Parcel 0042	Joseph W. & Ann L. Smith	47.4 ac
4	Map 0031, Grid 000E, Parcel 0015	Peaceful World LLC	5.0 ac
4	Map 0031, Grid 000E, Parcel 0017	Kent MS LLC	6.0 ac
9A	Map 0032, Grid 0004E, Parcel 0031 (Lot 1)	Stonetal Farm LLC	14.5 ac
9B	Map 0032, Grid 0004E, Parcel 0031 (Lot 2)	William J. Shohan Sr.	5.0 ac
10	Map 0032, Grid 0001A, Parcel 0055 & 0050	John G. & Sandra Donnelly	34.4 ac
11	Map 0032, Grid 0002A, Parcel 0365	Joseph W. & Ann L. Smith	14.5 ac
Subtotal of Properties Requesting Mixed-Use Rezoning			242.8 ac
Other Properties Requiring Utilities & Services			
LABEL	PARCEL DESIGNATION	PROPERTY OWNER	ACREAGE
2	Map 0031, Grid 000E, Parcel 0011	Food Lion LLC	6.0 ac
5	Map 0031, Grid 000E, Parcel 0006	Town of Millington	0.6 ac
7	Map 0031, Grid 000E, Parcel 0018	Surrender M. & Saja Datta	1.1 ac
8	Map 0031, Grid 000E, Parcel 0011	James Goleley Colantonio	2.0 ac
12	Map 0032, Grid 0002A, Parcel 0366	Moloney Estate	12.0 ac
13	Map 0032, Grid 0002A, Parcel 0002	L. Preston Evans	126.7 ac
Total Growth Area Requiring Utilities & Services			243.2 ac

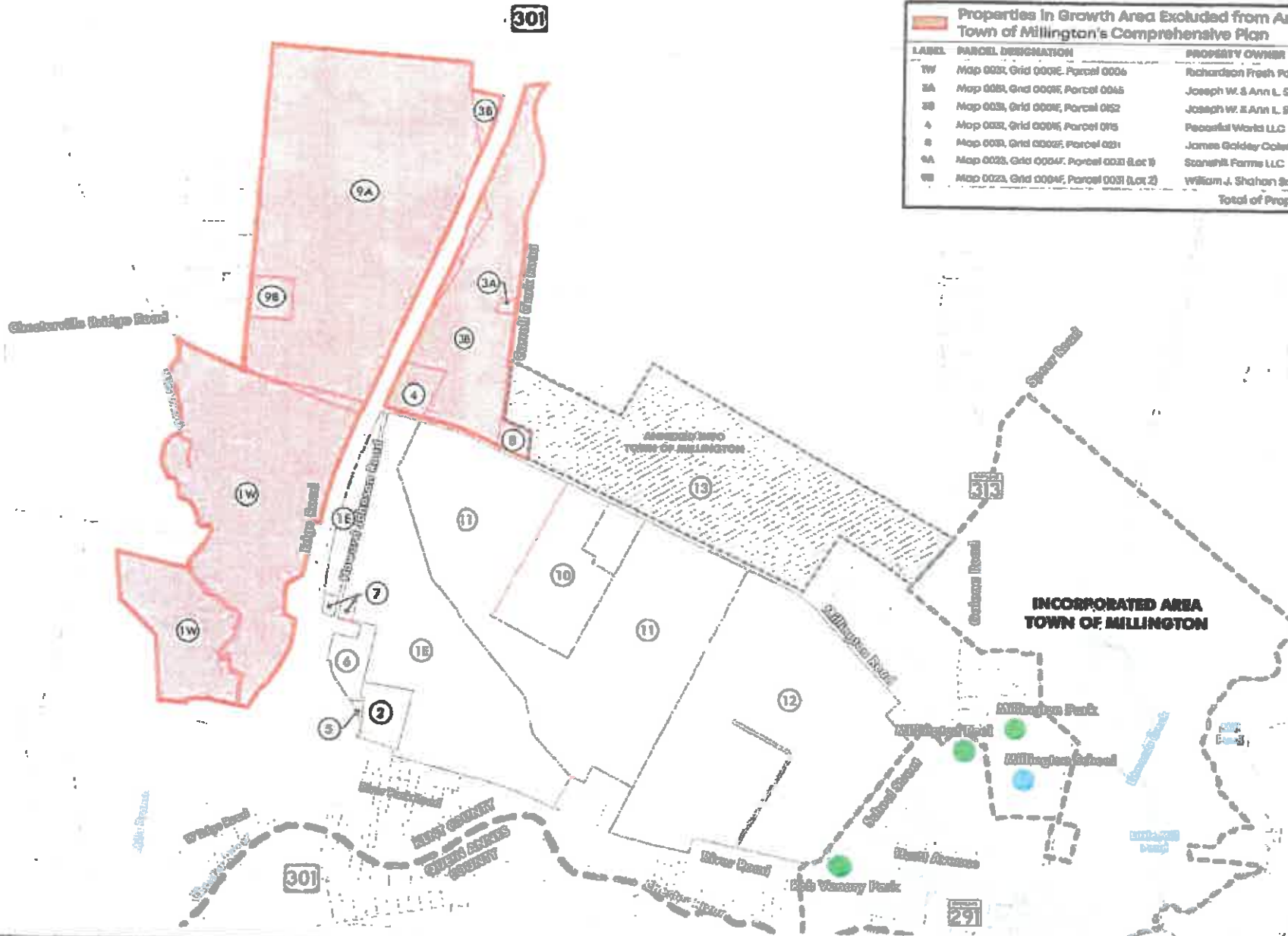


**D-1: PROPERTIES REQUESTING MIXED-USE REZONING & OTHER PROPERTIES REQUIRING UTILITIES & SERVICES**  
 Project Location: Millington, Kent County, Maryland  
 July 19, 2017 | Last Revised November 24, 2021



Richardson  
 Properties  
 Corporation

Properties in Growth Area Excluded from Annexation in Town of Millington's Comprehensive Plan			
LABEL	PARCEL DESIGNATION	PROPERTY OWNER	ACREAGE
1W	Map 002I, Grid 0001C, Parcel 0006	Richardson Fresh Farms LLC	71.5 ac
3A	Map 002I, Grid 0001E, Parcel 0016	Joseph W. & Ann L. Smith	06 ac
3B	Map 002I, Grid 0001E, Parcel 0022	Joseph W. & Ann L. Smith	47.4 ac
4	Map 002I, Grid 0001E, Parcel 0015	Peaceful World LLC	50 ac
6	Map 002I, Grid 0002F, Parcel 0021	James Goldey Coleman	2.0 ac
9A	Map 002I, Grid 0004F, Parcel 0021 (Lot 1)	Stonehill Farms LLC	18.5 ac
9B	Map 002I, Grid 0004F, Parcel 0021 (Lot 2)	William J. Shahan Jr.	5.0 ac
Total of Properties Excluded			286.0 ac



**D-2: PROPERTIES IN GROWTH AREA EXCLUDED FROM ANNEXATION IN TOWN OF MILLINGTON'S COMPREHENSIVE PLAN**

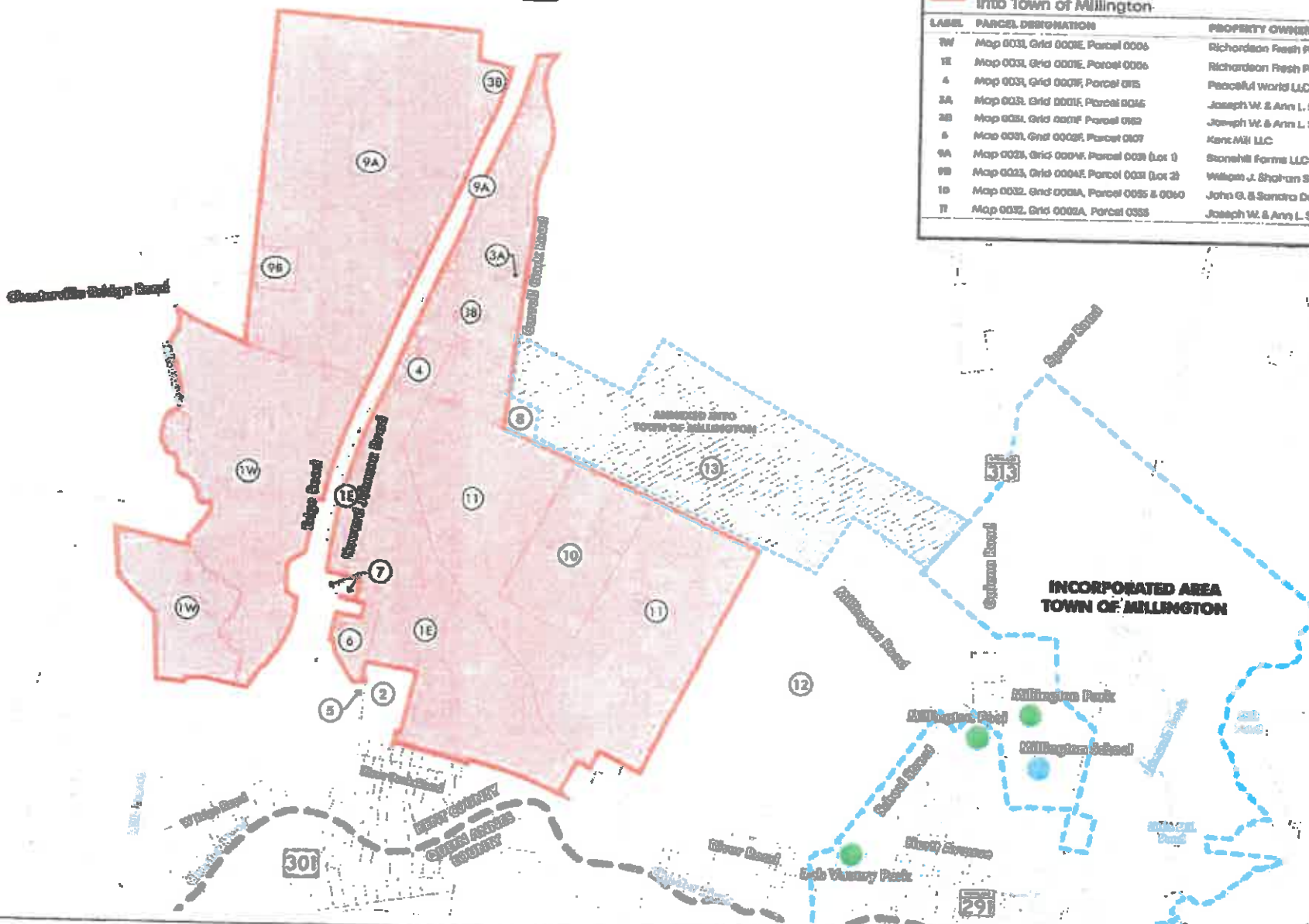
Project Location: Millington, Kent County, Maryland  
July 19, 2017 | Last Revised: November 24, 2021



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301

Properties in Growth Area Where Owners Do Not Want to Annex into Town of Millington			
LABEL	PARCEL DESIGNATION	PROPERTY OWNER	ACREAGE
1W	Map 0031, Grid 0001E, Parcel 0006	Richardson Fresh Farms LLC	716.5 ac
1E	Map 0031, Grid 0001E, Parcel 0006	Richardson Fresh Farms LLC	155.9 ac
4	Map 0031, Grid 0007F, Parcel 015	Peaceful World LLC	5.0 ac
2A	Map 0031, Grid 0001E, Parcel 0016	Joseph W. & Ann L. Smith	0.6 ac
2B	Map 0031, Grid 0007F, Parcel 019	Joseph W. & Ann L. Smith	424 ac
5	Map 0031, Grid 0002F, Parcel 0107	Kent Mill LLC	4.0 ac
9A	Map 0025, Grid 0004F, Parcel 0039 (Lot 1)	Stonehill Farms LLC	11.5 ac
9B	Map 0025, Grid 0004F, Parcel 0039 (Lot 2)	William J. Shahan Sr	5.0 ac
10	Map 0032, Grid 0001A, Parcel 0055 & 0060	John G. & Sandra Donnelly	26.4 ac
11	Map 0032, Grid 0002A, Parcel 0055	Joseph W. & Ann L. Smith	145 ac
Subtotal			999.8 ac

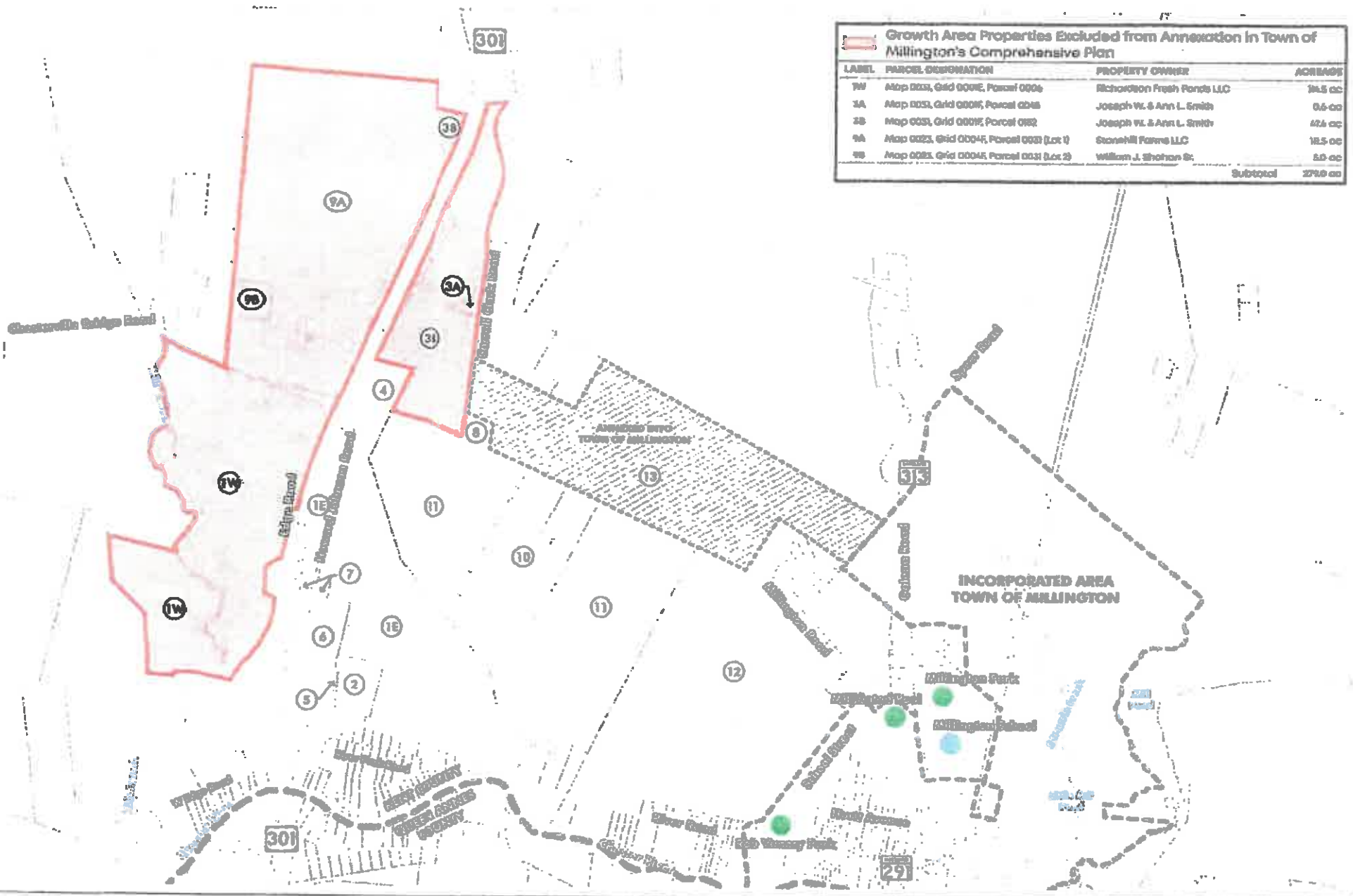


**AX-1: PROPERTIES IN GROWTH AREA WHERE THE OWNERS DO NOT WANT TO ANNEX INTO TOWN OF MILLINGTON**  
 Project Location: Millington, Kent County, Maryland  
 November 29, 2021 | Last Updated December 7, 2022



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 Properties  
 Corporation

Growth Area Properties Excluded from Annexation in Town of Millington's Comprehensive Plan			
LABEL	PARCEL DESCRIPTION	PROPERTY OWNER	ACREAGE
7W	Map 0023, Grid 0006, Parcel 0006	Richardson Fresh Ponds LLC	14.5 ac
1A	Map 0023, Grid 0006, Parcel 0016	Joseph W. & Ann L. Smith	0.6 ac
2B	Map 0023, Grid 0007, Parcel 002	Joseph W. & Ann L. Smith	42.4 ac
9A	Map 0023, Grid 0004, Parcel 003 (Lot 1)	Stonehill Farms LLC	18.5 ac
9B	Map 0023, Grid 0004, Parcel 003 (Lot 2)	William J. Shohan Sr.	8.0 ac
Subtotal			279.0 ac

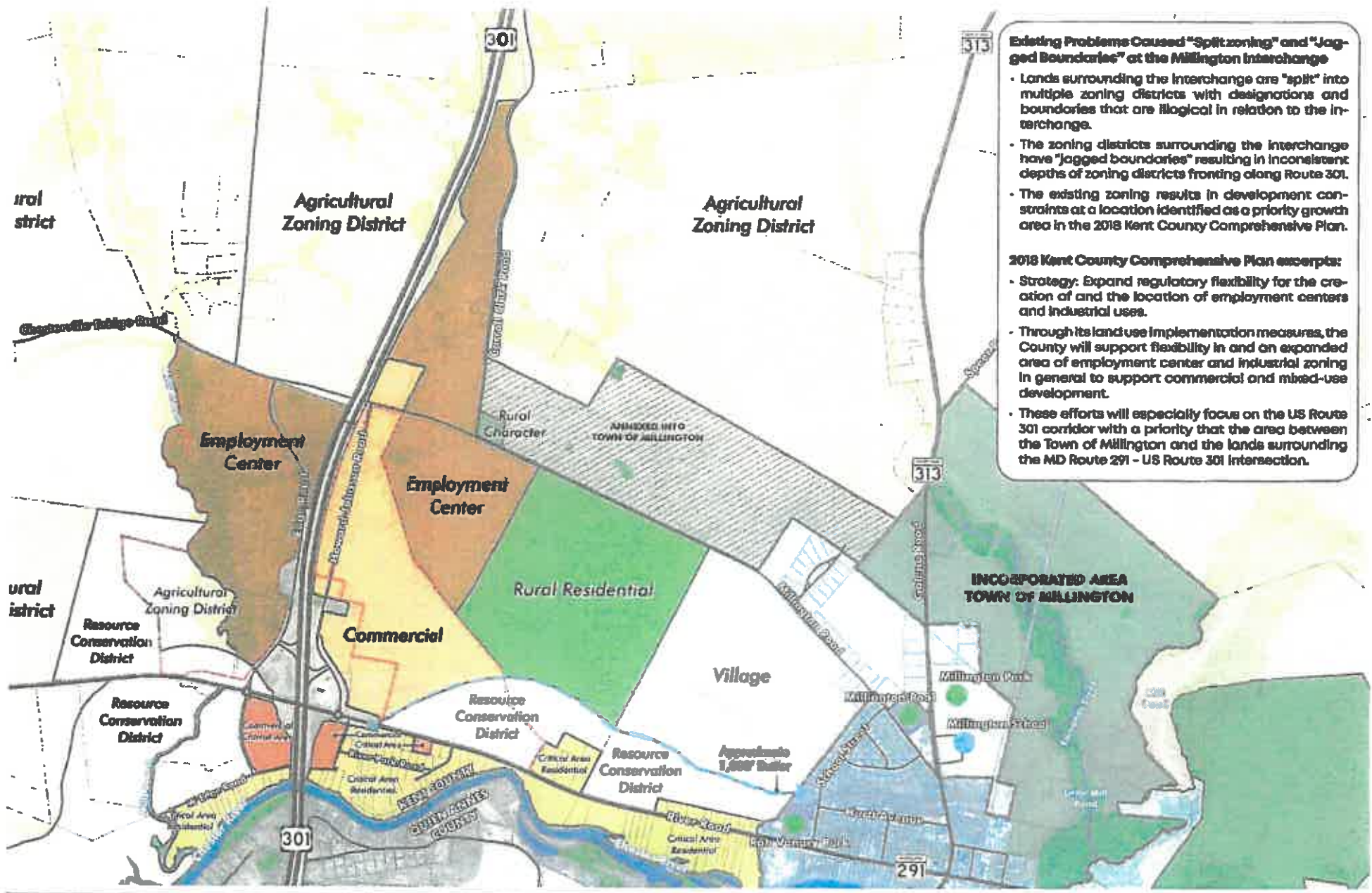


**AX-2: PROPERTIES IN GROWTH AREA EXCLUDED FROM ANNEXATION IN TOWN OF MILLINGTON'S COMPREHENSIVE PLAN**

Project Location: Millington, Kent County, Maryland  
 November 24, 2011



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 Properties  
 Corporation



**Existing Problems Caused "Split zoning" and "Jagged Boundaries" at the Millington Interchange**

- Lands surrounding the interchange are "split" into multiple zoning districts with designations and boundaries that are illogical in relation to the interchange.
- The zoning districts surrounding the interchange have "jagged boundaries" resulting in inconsistent depths of zoning districts fronting along Route 301.
- The existing zoning results in development constraints at a location identified as a priority growth area in the 2018 Kent County Comprehensive Plan.

**2018 Kent County Comprehensive Plan excerpts:**

- Strategy: Expand regulatory flexibility for the creation of and the location of employment centers and industrial uses.
- Through its land use implementation measures, the County will support flexibility in and an expanded area of employment center and industrial zoning in general to support commercial and mixed-use development.
- These efforts will especially focus on the US Route 301 corridor with a priority that the area between the Town of Millington and the lands surrounding the MD Route 291 - US Route 301 Intersection.



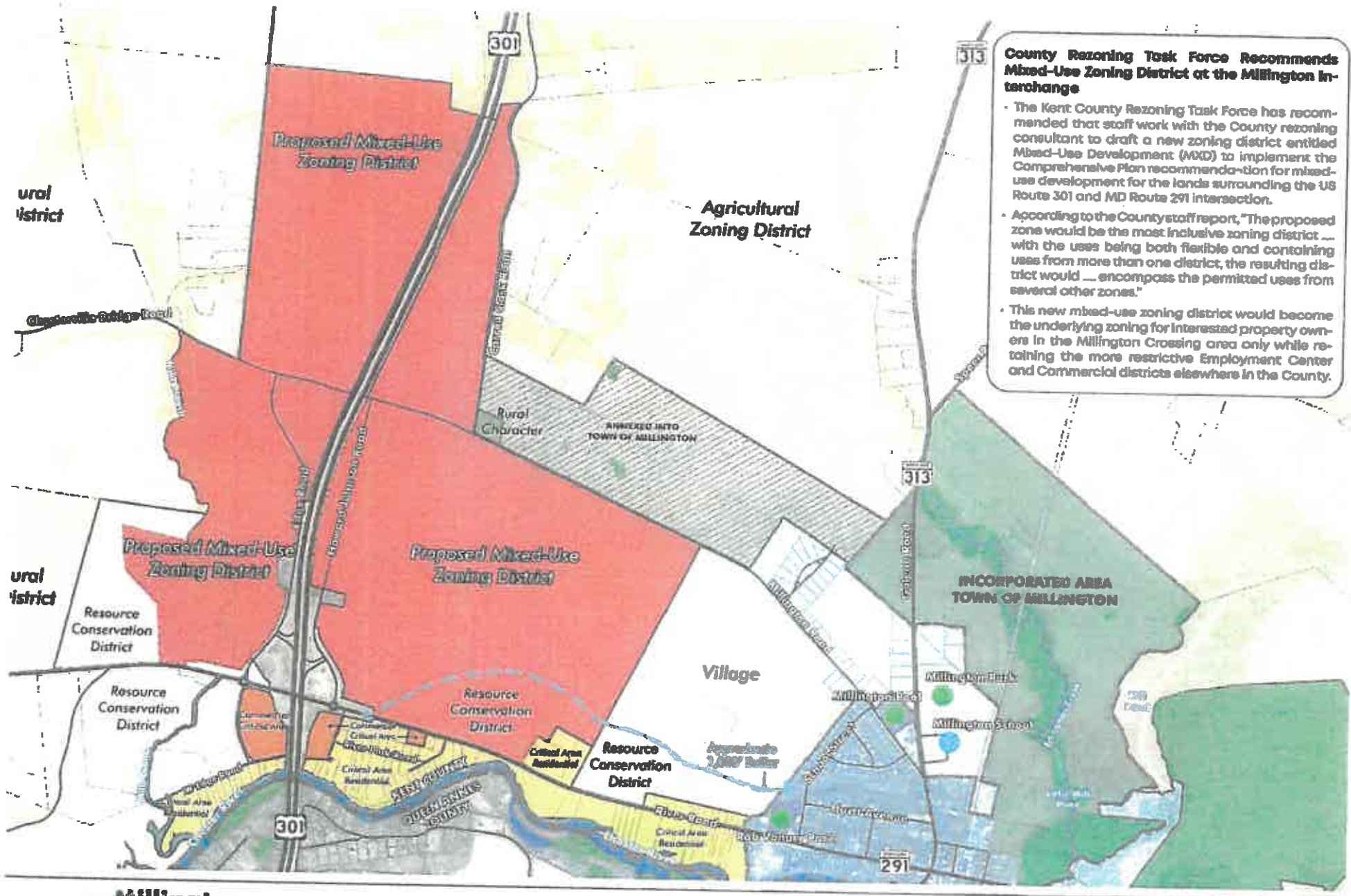
**E-1: KENT COUNTY EXISTING ZONING**

Project Location: Millington, Kent County, Maryland  
 May 8, 2017 | Last Revised November 24, 2017



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## E-2: PROPOSED MIXED-USE ZONING DISTRICT

Project Location: Millington, Kent County, Maryland  
 May 5, 2017 | Last Revised November 24, 2021



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